

**GILBERT REDEVELOPMENT COMMISSION
MINUTES OF FEBRUARY 15, 2017, 6:30 P.M.
MUNICIPAL CENTER BUILDING, COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE, GILBERT, ARIZONA 85296**

COMMISSIONERS PRESENT: Ryan Hamilton, Chair
Marc Barlow, Commissioner
Tyler Hudgins, Commissioner

COMMISSIONERS ABSENT: Kate Kresse, Vice Chair
Niels Kreipke, Commissioner

COUNCIL PRESENT: Scott Anderson, Councilmember

STAFF PRESENT: Daniel C. Henderson, CECD Economic Development Director
Amanda Elliott, Heritage District Liaison
Nathan Williams, AICP, Senior Planner

CALL TO ORDER:

The regular meeting of the Redevelopment Commission was called to order by Chair Hamilton at 6:30 P.M.

ROLL CALL

Amanda Elliott called the roll and declared that a quorum was present.

COMMUNICATIONS FROM CITIZENS

Chair Hamilton opened the floor to the public for any comments or communications on items not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda. There were no communications from Citizens.

ADMINISTRATIVE ITEMS

1. Minutes – Consider Approval of the Minutes for the Meeting of January 18, 2017.

A **MOTION** was made by Commissioner Barlow, seconded by Commissioner Hudgins, to approve the meeting minutes of January 18, 2017. The Motion carried unanimously.

2. Whiskey Row Sign Package Application. Nathan Williams, Senior Planner, presented the Heritage Sign Plan for Whiskey Row, located at the southeast corner of Gilbert Road and Vaughn Avenue, in the Heritage Village Center (HVC) zoning district. The Redevelopment Commission approved the site plan and building elevations in September, 2015.

The proposed Heritage Sign Plan under DR15-36S, will provide two (2) painted wall signs and three (3) projecting signs for the Whiskey Row restaurant. The projecting wall signs require Redevelopment Commission approval. Drawings of the proposed signs and their locations on the building were reviewed. The largest projecting sign is proposed at 40.07 square feet (approximately 6 feet in diameter), to be mounted on an I-beam column at the front entry, with a maximum height of 17 feet from finished grade. The two smaller projecting signs, 12.25 square feet (3.5 feet in diameter), are to be mounted on vertical supports and I-beam columns, with a maximum height of 13'6" from finished grade.

All three of the projecting signs overhang the public sidewalk/right-of-way, and will require an Encroachment Permit from the Engineering Department prior to building permits being issued. The maximum permitted wall signage area is 276 square feet. The proposed wall signage for this project totals 152.97 square feet.

Staff recommends approval of the Heritage Sign Plan for Whiskey Row, with certain conditions.

Questions:

There was concern that such a large, brightly lit sign may pose a safety concern and distract northbound drivers from the traffic signals at the intersection of Gilbert Road and Vaughn Avenue. Mr. Williams stated that the largest sign is close to a pedestrian light pole. The Engineering Department as well as the Public Works Department will review the sign locations and determine if relocation is necessary. He doubted the sign would interfere with the street light or traffic signal. The location of the sign in question is approximately 11 feet off grade, with the minimum requirement being 8 feet. He will check with the engineer to determine if the sign would potentially interfere with the traffic signal.

The projecting signs are required to undergo review by the Engineering Department for approval of an encroachment permit before permits can be issued for construction.

MOTION: Chair Hamilton moved to approve the Findings of Fact and approve DR15-36S, a Heritage Sign Plan (HSP) for Whiskey Row, located at the southeast corner of Gilbert Road and Vaughn Avenue, in the Heritage Village Center (HVC) zoning district, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Redevelopment Commission at the February 15, 2017 public hearing; and
2. Prior to construction of any sign extending over the Town right-of-way, an encroachment permit must be obtained through the Town Engineering Department.

The Motion was seconded by Commissioner Hudgins, and passed unanimously.

COMMUNICATIONS

3. **Report from the CHAIR on current or future events.** There was no report.
4. **Report from COUNCIL LIAISON on current or future events.** There was no report.
5. **Report from COMMISSIONERS on current or future events.** Commissioner Barlow reported on an incident a few weeks ago at 11:00 on a Saturday night in which a person in his 20's ripped a 400-amp fuse panel off of the back of a building Commissioner Barlow owns. Security cameras had just been installed and the person was caught on camera as he attempted to pull the APS meter off of the back of the building. The whole building went dark, including the security system. Commissioner Barlow complimented the Gilbert Police Department for a fine job. They cleared the building and stayed all night to secure the building until an electrician could obtain supplies and make repairs the next morning.
6. **Report from STAFF LIAISON on current or future events.** Amanda Elliott reported a great turnout at the public open house on the residential zoning. The Planning Department will follow up on the findings and next steps for updating the zoning category for both Multi-Family Medium and Single Family.

Ms. Elliott reported that the stakeholder group for Special Events is moving along and the stakeholder group on Connectivity will begin next week.

ADJOURN

With no further business before the Commission, Chair Hamilton adjourned the meeting at 6:45 P.M.

Ryan Hamilton, Chair